WARRANTY DEED

BOOK 10951 PG 880

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 200,000.00

Charles M. Zimmerman
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF May 19 98

Notary Public

MY COMMISSION EXPIRES: 12-23-2000
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C., 121 First Ave. Suite 200, Franklin, Tennessee 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles M. Zimmerman (NAME)	SAME (NAME)	MAP 120
502 McDonald Drive (ADDRESS)	(ADDRESS)	GROUP 5
Nashville, TN 37217 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	PARCEL 157

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, James Thomas Duncan, Mary Christine Lewis, Helen Richardson Wilsford, Cathey R. Brown, Raymond Clifton Waddell, Johnny Fred Waddell, Sue Rowland, Verna * HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charles M. Zimmerman and wife, Vivian P. Zimmerman

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 417 on the Plan of Glengarry Park, Section 4, of record in Book 2900, page 72, Register's Office for Davidson County, Tennessee.

Said Lot No. 417 fronts 82.0 feet on the southeasterly margin of McDonald Drive and runs back between lines measuring 261.4 feet on the southwesterly side of 260.0 feet on the northeasterly side to a dead line in the rear on which it measures 73.0 feet.

Being the same property conveyed to Loyd E. Duncan and wife, Zora W. Duncan by Warranty Deed from Hudson & Drive Construction Co., Inc., of record in Book 3250, Page 85, Register's Office for Davidson County, Tennessee. The said Loyd E. Duncan having since died intestate on 6/1/94, vesting property to Zora W. Duncan as sole tenant by the entirety. The said Zora W. Duncan having since died on 1/19/95 testate leaving William Paul Duncan as her sole heir and beneficiary of record in the Probate Court Clerk's Office of Davidson County, Tennessee, Docket #95P-1759. The said William Paul Duncan having since died intestate on 5/5/97 with James Thomas Duncan, Mary Christine Lewis, Helen Richardson Wilsford, Cathey R. Brown, Raymond Clifton Waddell, Johnny Fred Waddell, Sue Rowland, Verna Jean Mayo, Robert Dewayne Waddell, and Debra Waddell Parsley being the sole heirs of William Paul Duncan, Probate Court

CONTINUED

unimproved ( )
This is improved (X) property, known as 502 McDonald Drive, Nashville, TN 37217
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

*Jean Mayo, Robert Dewayne Waddell, and Debra Waddell Parsley as the sole heirs at law of William Paul Duncan, deceased.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 19th day of May 19 98

James Thomas Duncan by his attorney in fact John Rhea
James Thomas Duncan by John Rhea his Attorney in Fact

Mary Christine Lewis by her attorney in fact John Rhea
Mary Christine Lewis by John Rhea her Attorney in Fact

Debra Waddell Parsley by her attorney in fact John Rhea
Debra Waddell Parsley by John Rhea her Attorney in Fact

Helen Richardson Wilsford by her attorney in fact John Rhea
Helen Richardson Wilsford by John Rhea her Attorney in Fact

Cathey R. Brown by her attorney in fact John Rhea
Cathey R. Brown by John Rhea her Attorney in Fact

Robert Dewayne Waddell by John Rhea his attorney in fact
Robert Dewayne Waddell by John Rhea his attorney in Fact

Raymond Clifton Waddell by John Rhea his attorney in Fact
Raymond Clifton Waddell by John Rhea his Attorney in Fact

Johnny Fred Waddell by John Rhea his attorney in fact
Johnny Fred Waddell by John Rhea his Attorney in Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, John Rhea, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of James Thomas Duncan, and who acknowledged that he executed the same as the free act and deed of the said James Thomas Duncan.

Witness my hand and official seal, at Franklin, Tennessee, this 19th day of May, 1998.

William S. Lewis
Notary Public

My Commission Expires:

12-23-2001

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, John Rhea, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of Mary Christine Lewis, and who acknowledged that he executed the same as the free act and deed of the said Mary Christine Lewis.

Witness my hand and official seal, at Franklin, Tennessee, this 19th day of May, 1998.

William S. Lewis
Notary Public

My Commission Expires:

12-23-2001

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, John Rhea, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of Helen Richardson Wilsford, and who acknowledged that he executed the same as the free act and deed of the said Helen Richardson Wilsford.

Witness my hand and official seal, at Franklin, Tennessee, this 19th day of May, 1998.

William S. Lewis
Notary Public

My Commission Expires:

12-23-2001

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, John Rhea, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of Cathey R. Brown, and who acknowledged that he executed the same as the free act and deed of the said Cathey R. Brown.

Witness my hand and official seal, at Franklin, Tennessee, this 19th day of May, 1998.

Notary Public

My Commission Expires:

12-23-2001

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, John Rhea, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of Raymond Clifton Waddell, and who acknowledged that he executed the same as the free act and deed of the said Raymond Clifton Waddell.

Witness my hand and official seal, at Franklin, Tennessee, this 19th day of May, 1998.

Notary Public

My Commission Expires:

12-23-2001

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, John Rhea, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of Johnny Fred Waddell, and who acknowledged that he executed the same as the free act and deed of the said Johnny Fred Waddell.

Witness my hand and official seal, at Franklin, Tennessee, this 19th day of May, 1998.

Notary Public

My Commission Expires:

12-23-2001

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, John Rhea, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of Sue Rowland, and who acknowledged that he executed the same as the free act and deed of the said Sue Rowland.

Witness my hand and official seal, at Franklin, Tennessee, this 19th day of May, 1998.

Notary Public

My Commission Expires:

12-23-2001

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, John Rhea, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of Verna Jean Mayo, and who acknowledged that he executed the same as the free act and deed of the said Verna Jean Mayo.

Witness my hand and official seal, at Franklin, Tennessee, this 19th day of May, 1998.

Notary Public

My Commission Expires:

12-23-2001

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, John Rhea, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of Robert Dewayne Waddell, and who acknowledged that he executed the same as the free act and deed of the said Robert Dewayne Waddell.

Witness my hand and official seal, at Franklin, Tennessee, this 19th day of May, 1998.

Notary Public

My Commission Expires:

12-23-2001

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

BOOK 10951 PG 884

Personally appeared before me, the undersigned authority, John Rhea, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of Debra Waddell Parsley, and who acknowledged that he executed the same as the free act and deed of the said Debra Waddell Parsley.

Witness my hand and official seal, at Franklin, Tennessee, this 19th day of May, 1998.

Notary Public

My Commission Expires:

12-23-2001

LEGAL DESCRIPTION CONTINUATION

Clerk's Office for Davidson County, Tennessee, Docket #97P-721.

This conveyance is subject to the following:

Metropolitan-Davidson County Taxes for the year 1998 are a lien but not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with GRANTORS paying their prorata share thereof to GRANTEES, who will be responsible for payment of said taxes when they become due and payable.

Subject to a Plan of record in Plat Book 2900 page 72 said Register's Office for Davidson County, Tennessee.

Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4161, Page 832, Register's Office for Davidson County, Tennessee.

MAIL ENV.

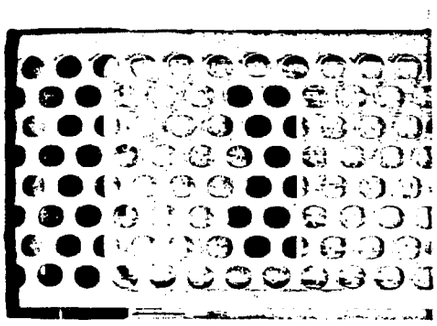
98 MAY 29 PM 2:56

FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

3272 05/29 0101 03CHECK 391.

04435553

IDENTIFICATION REFERENCE



OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

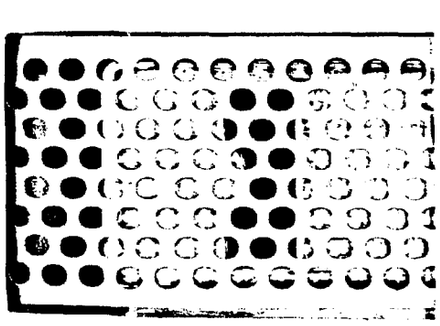
BOOK 10951 PG 885

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 100000.00
CON TX 370.00
PRFEE 1.00
WDEED 20.00
TOTAL 391.00
CHECK 391.00

05/29/98 01 14:55 0001 3272
RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



044353
IDENTIF. # REFERENCE

98 MAY 29 PM 2:56

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 129217